

NO TREES TO BE REMOVED

SILT FENCE HAND DUG IN CRZ

Curve	Radius	Length	Chord	Chord Bear.
C1	619.79'	100.24'	100.13'	N 60°04'30"E

Course	Bearing	Distance
L1	N 34°52'03"W	32.71'
L2	N 32°54'00"W	50.39'

OLD HOUSE  
FFE MAIN 888.24

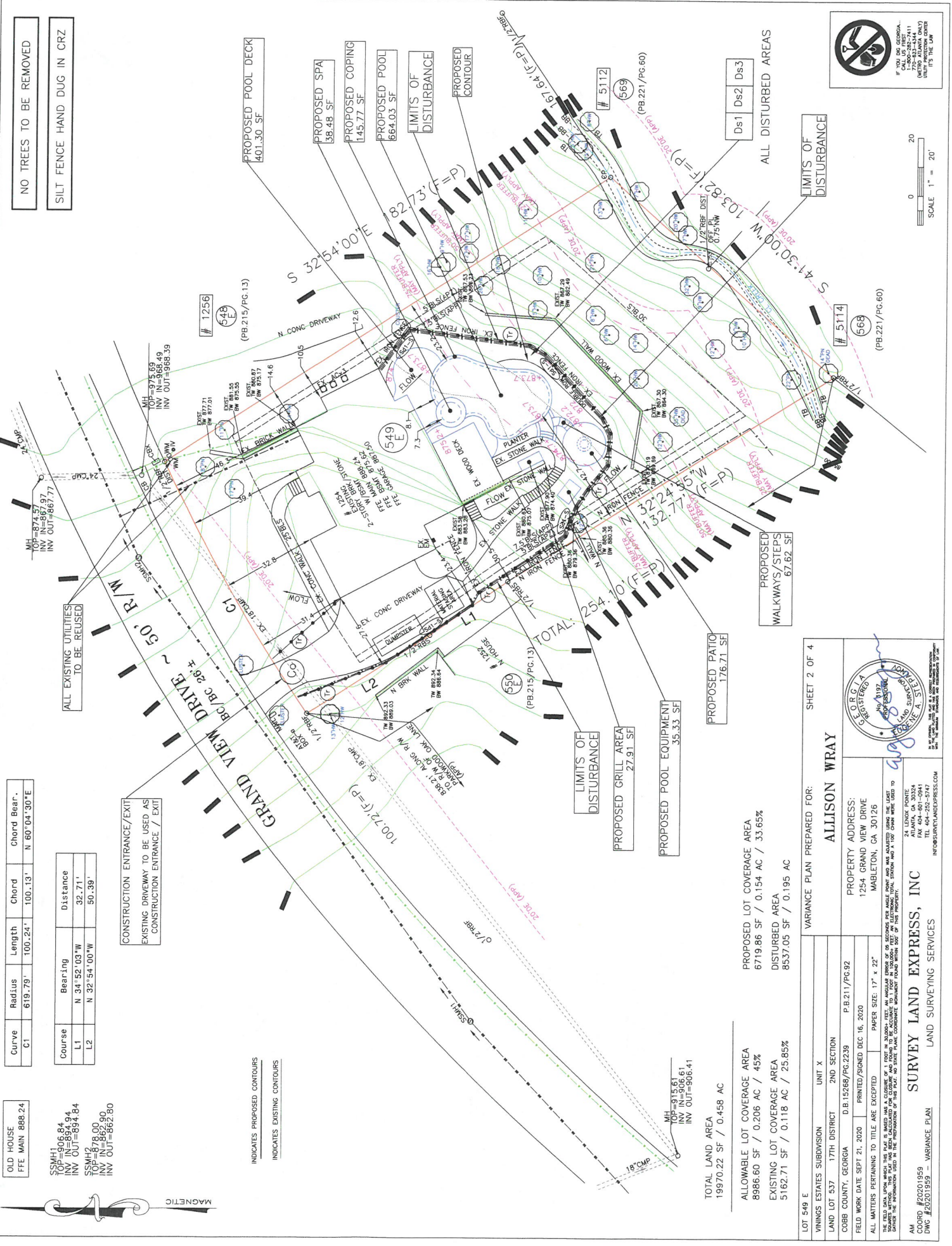
SSMH1  
TOP=306.84  
INV IN=894.94  
INV OUT=894.84

SSMH2  
TOP=78.00  
INV IN=862.90  
INV OUT=862.80

CONSTRUCTION ENTRANCE/EXIT  
EXISTING DRIVEWAY TO BE USED AS  
CONSTRUCTION ENTRANCE / EXIT

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS



VARIANCE PLAN PREPARED FOR: SHEET 2 OF 4

**ALLISON WRAY**

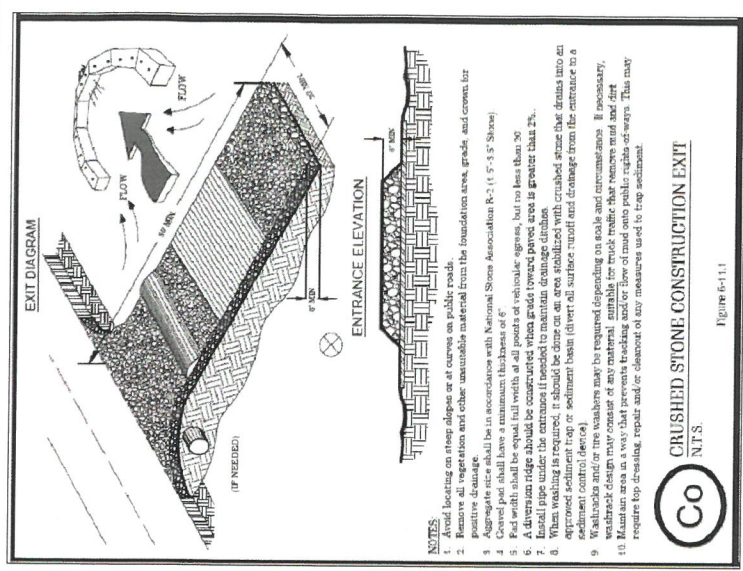
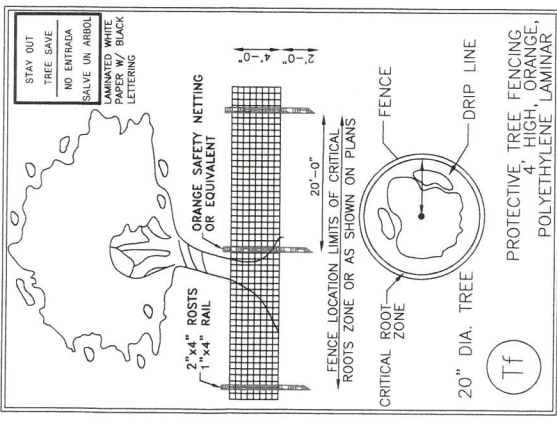
PROPERTY ADDRESS:  
1254 GRAND VIEW DRIVE  
MABLETON, GA 30126

34 LENOX BLVD.  
ATLANTA, GA 30324  
PH 404-601-0941  
INFO@SURVEYLANDPRESS.COM









**PROPOSED LOT COVERAGE AREA DETAILS**

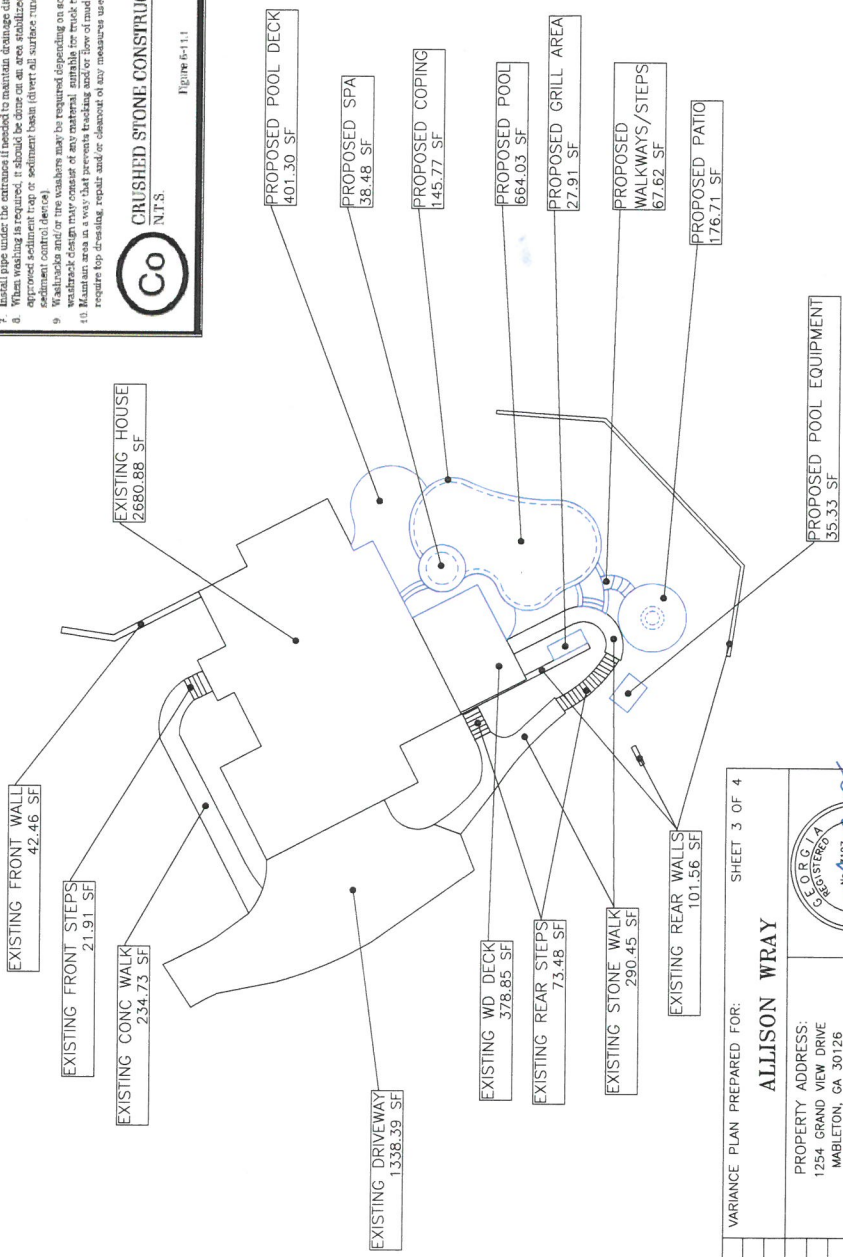
EXIST. HOUSE:	2680.88 SF	PROP. POOL DECK:	401.3 SF
EXIST. FRONT WALL:	42.46 SF	PROP. SPA:	38.48 SF
EXIST. FRONT STEPS:	21.91 SF	PROP. POOL COPING:	145.77 SF
EXIST. CONC WALK:	234.73 SF	PROP. POOL:	664.03 SF
EXIST. DRIVEWAY:	1338.39 SF	PROP. GRILL:	27.91 SF
EXIST. WD DECK:	378.85 SF	PROP. WALK/STEPS:	67.62 SF
EXIST. REAR STEPS:	73.48 SF	PROP. PATIO:	176.71 SF
EXIST. STONE WALK:	290.45 SF	PROP. POOL EQUIP.:	35.33 SF
EXIST. REAR WALLS:	101.56 SF	TOTAL PROPOSED:	1557.15 SF
TOTAL EXISTING:	5162.71 SF		

TOTAL IMPERVIOUS AREA:  
6719.86 SF

**Co CRUSHED STONE CONSTRUCTION EXIT N.T.S.**

1. Provide crushed stone on steep slopes or at corners on public roads.
2. Remove all vegetation and other susceptible material from the foundation area, grade, and crown for positive drainage.
3. Aggregate size shall be in accordance with National Stone Association R-2 (1.5"-3.5" Stone)
4. Fills with shall be equal in width at all points of vertical angles, but no less than 30 inches.
5. Base material shall be compacted from ground toward paved area to greater than 2%.
6. Base pipe under the exit shall be compacted from ground toward paved area to greater than 2%.
7. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin (direct all surface runoff and drainage from the entrance to a sediment control device).
8. Washwater and/or the washers may be required depending on scale and circumstances. If necessary, a sediment trap or other device may be required to capture any material. Suitable for truck traffic that remains mud and dirt on the pavement.
9. Maintain clean, free of debris, and free of material on the surface of the crushed stone. This may require top dressing, repair and or cleanout of any structure used to trap sediment.

Figure 6-1.1



VARIANCE PLAN PREPARED FOR: SHEET 3 OF 4

**ALLISON WRAY**

REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 1197  
STATE OF ALABAMA

PROPERTY ADDRESS:  
1254 GRAND VIEW DRIVE  
MABLETON, GA 30126

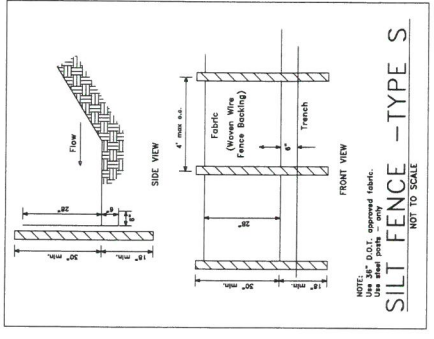
DATE: 12/16/2020  
SCALE: AS SHOWN  
PAPER SIZE: 17" x 22"

THE FIELD SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE PROPERTY TO BE ACCURATE TO THE FOOT BY THE METHOD OF SURVEY SHOWN ON THIS PLAN. NO STATE COORDINATE BOUNDARY ROAD WITHIN 500 FEET OF THIS PROPERTY.

AM COORD #20201959  
DNG #20201959 - VARIANCE PLAN

SURVEY LAND EXPRESS, INC  
LAND SURVEYING SERVICES

INFO@SURVEYLANDPRESS.COM  
TEL: 404-255-5747  
ALABAMA, CA 30124  
FAX: 404-801-0941

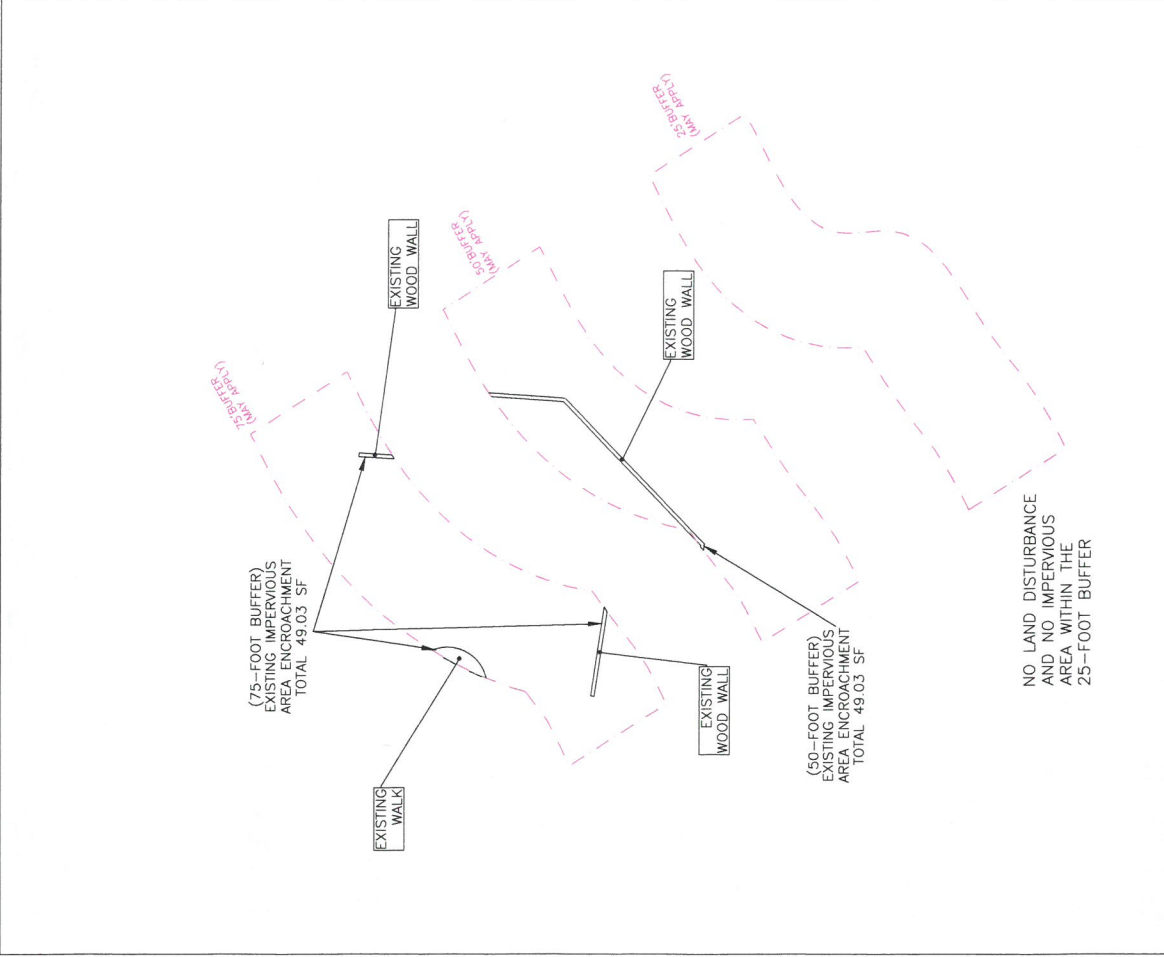


**SILT FENCE - TYPE S**  
NOT TO SCALE

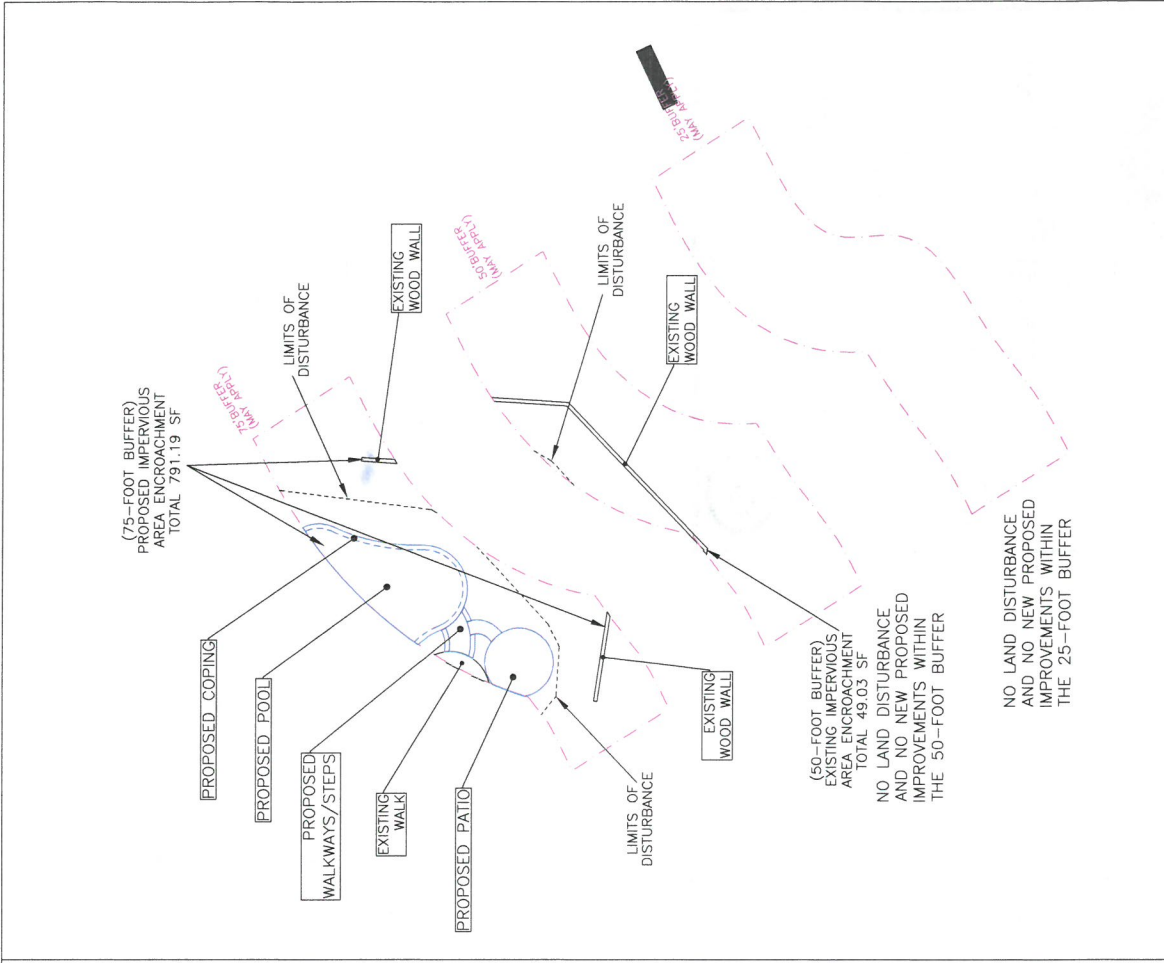
SEDIMENT BARRIER

THIS FENCE SHALL MEET THE REQUIREMENTS OF SECTION 161 - TEMPORARY SEDIMENTATION OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1995 EDITION.

EXISTING BUFFER ENCROACHMENTS DETAIL



PROPOSED BUFFER ENCROACHMENTS DETAIL



LOT 549 E VARNING ESTATES SUBDIVISION UNIT X  
 LAND LOT 537 17TH DISTRICT 2ND SECTION  
 COBB COUNTY, GEORGIA D.B. 152668/PG.2239 P.B.2117/PG.82  
 FIELD WORK DATE SEPT 21, 2020 PRINTED/SIGNED DEC 16, 2020  
 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY MEASUREMENTS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE GEORGIA SURVEYING ACT OF 1907 AND THE GEORGIA SURVEYING ACT OF 1977. THE FIELD DATA HAS BEEN CALCULATED BY THE ELECTRONIC METHOD AND IS ACCURATE TO 1/100TH OF AN INCH. THE FIELD DATA HAS BEEN CALCULATED BY THE ELECTRONIC METHOD AND IS ACCURATE TO 1/100TH OF AN INCH. THE FIELD DATA HAS BEEN CALCULATED BY THE ELECTRONIC METHOD AND IS ACCURATE TO 1/100TH OF AN INCH.

AM COORD #20201959  
 DWG #20201959 - VARIANCE PLAN

VARIANCE PLAN PREPARED FOR: SHEET 4 OF 4  
**ALLISON WRAY**  
 PROPERTY ADDRESS:  
 1254 GRAND VIEW DRIVE  
 MAPLETON, GA 30126

24 LENOX PARK  
 ATLANTA, GA 30324  
 FAX 404-522-0941  
 TEL 404-522-0941  
 INFO@SURVEYLANDPRESS.COM

PROFESSIONAL SURVEYOR  
 No. 11872  
 STATE OF GEORGIA

BUFFER AREA	EXIST. ENCROACHMENT	PROPOSED ENCROACHMENT
25 FOOT (STATE BUFFERS)	NONE	NONE
50 FOOT (COUNTY BUFFER)	49.03 SF	49.03 SF
75 FOOT (COUNTY BUFFER)	54.78 SF	791.19 SF